

## EXTERIOR

- 1. Clean and seal decks.** Ideally, you'll need three consecutive warm, sunny days. On day one, dry out the deck. Apply deck cleaner and scrub the deck on the second day and let it dry 24 hours. On the third day, apply deck sealer.
- 2. Hire a certified chimney sweep to inspect and clean chimneys.** Doing this task now instead of the fall allows plenty of time for repairs before the next heating season. It's also easier to schedule a sweep.
- 3. Wash the exterior of your house,** using ordinary garden hose pressure and a mild detergent. If mildew is present, wash the surface with alkaline cleaning solution such as diluted chlorine bleach and water solution of 4 parts water to 1 part bleach. Test the formula the day before on a hidden section of siding to be sure you can live with the after bleach look. Beware of the pressure washers, they are powerful enough to force water under the siding where it may encourage mildew and rot. Power washing is a job for a pro. While outside washing your house look at any wood, asphalt and asbestos cement siding for damage such as nail pop, cracking, splitting, warping or decay. If warped, realign boards and screws. If the siding is split or damaged, replace the worn sections. If nails have pulled loose, reset the existing nails and add additional nails to secure. Inspect the house exterior to see that paint is in good condition. If paint is defective, remove the old paint, then apply a priming coat and repaint. If the paint has failed within two years of application, the cause of failure should be determined before repainting.
- 4. Caulk exterior joints around windows and doors.** Caulking helps keep your house weather-tight and lowers heating and cooling bills. It can also help keep insects and other "critters" out of your house. When you caulk before painting, it eliminates edges where the paint may start to peel.
- 5. Pay critical attention to your roof system this year.** The winds and snow of last winter could have dealt your roofing system a damaging blow. No pun intended. Check operation of attic fans and roof-mounted turbine vents. Check rain gutters and downspouts to see if they are clear of debris and securely anchored to the eave line and the house wall. Repair leaks and seal joints with a high-quality exterior grade caulk. Direct the water from downspouts away from the foundation. Inspect your roof. Often you can do this without getting on the roof by using binoculars to inspect from the ground or a ladder near the house. Look for wind, snow, or ice damage such as loose or missing roof shingles. Check the supports, seals, and wire anchors of equipment such as television service hardware and electrical mast. Look in the attic for water stains on the underside of the roof sheathing and on the rafters. They are telltale signs of a roof leak that might not yet produce enough water to make its way to your ceiling. You don't need to wait till it rains to check a roof for leaks. Use a garden hose at suspicious areas to determine if your roof is leaking. Inspect masonry chimneys for cracks and missing mortar around bricks and blocks.
- 7. Burglarproof Your House.** Inspect the operation of automatic-light timers and motion-detector systems, especially if you're planning a vacation. Break-ins can be thwarted with security measures that prolong the burglar's time and effort.

The Renton Police Department provides a free residential security check for those citizens's who are living in single family homes or duplexes. This service is staffed by volunteers, in a city vehicle, who will come out to your residence and conduct a foot patrol around the home to make sure it is secured. They will check

# Summer Home Maintenance Checklist

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to make sure windows and doors are locked and undamaged. They will also check the door handles of vehicles left at the home to make sure they are secure, as well. A careful log is kept of what activity was conducted on your property while you were away. If, by chance, a burglary occurs at your residence while you're away, the individual that you specify as your emergency contact will be notified. For information about this service please call **(425) 430-7571**.

**8. Repair cracks in concrete patios and driveways.** For most cracks less than 1/4", apply concrete caulk; just clean the crack out with a high-pressure hose nozzle, let it dry and then apply the caulk into the crack. For larger cracks, substitute concrete patch for caulk. Materials for these kinds of repairs are available at local hardware stores.

## INTERIOR

**1. Clean dust from the covers of your smoke and carbon monoxide alarms. Replace all batteries and test.**

**2. Have your heating system checked for safe operation and tuned up** now so it will be ready to go the first cold day you need it in the fall. If you wait until the first winter cold wave to have your furnace serviced chances are you will have a long wait. Stock up on furnace filters so you will be ready to change them during the heating season.

**3. Have your water heater checked for safe operation.** Gas fired water heaters can cause a carbon monoxide build up if not vented properly and safely. They may have been safe when installed but after years of being bumped, having things stored around them or changes in the combustion air supply pathway they may no longer be safe.

**4. Clean refrigerator and ice-makers coils.** Debris on or around the condenser coils prevents them from cooling thereby making the condenser work harder, wasting energy and shortening its life.

**5. Clean your kitchen exhaust hood, hood fan and filter.** Do not put your hood filter in your dishwasher to clean. It can leave a greasy film on dishwasher walls, racks and drain lines. In a sink or pan use a strong grease cutting detergent, soak and rinse repeatedly until clean.

**6. Clean the clothes dryer exhaust duct, damper and space under the dryer.** Duct brushes are available at local hardware stores.